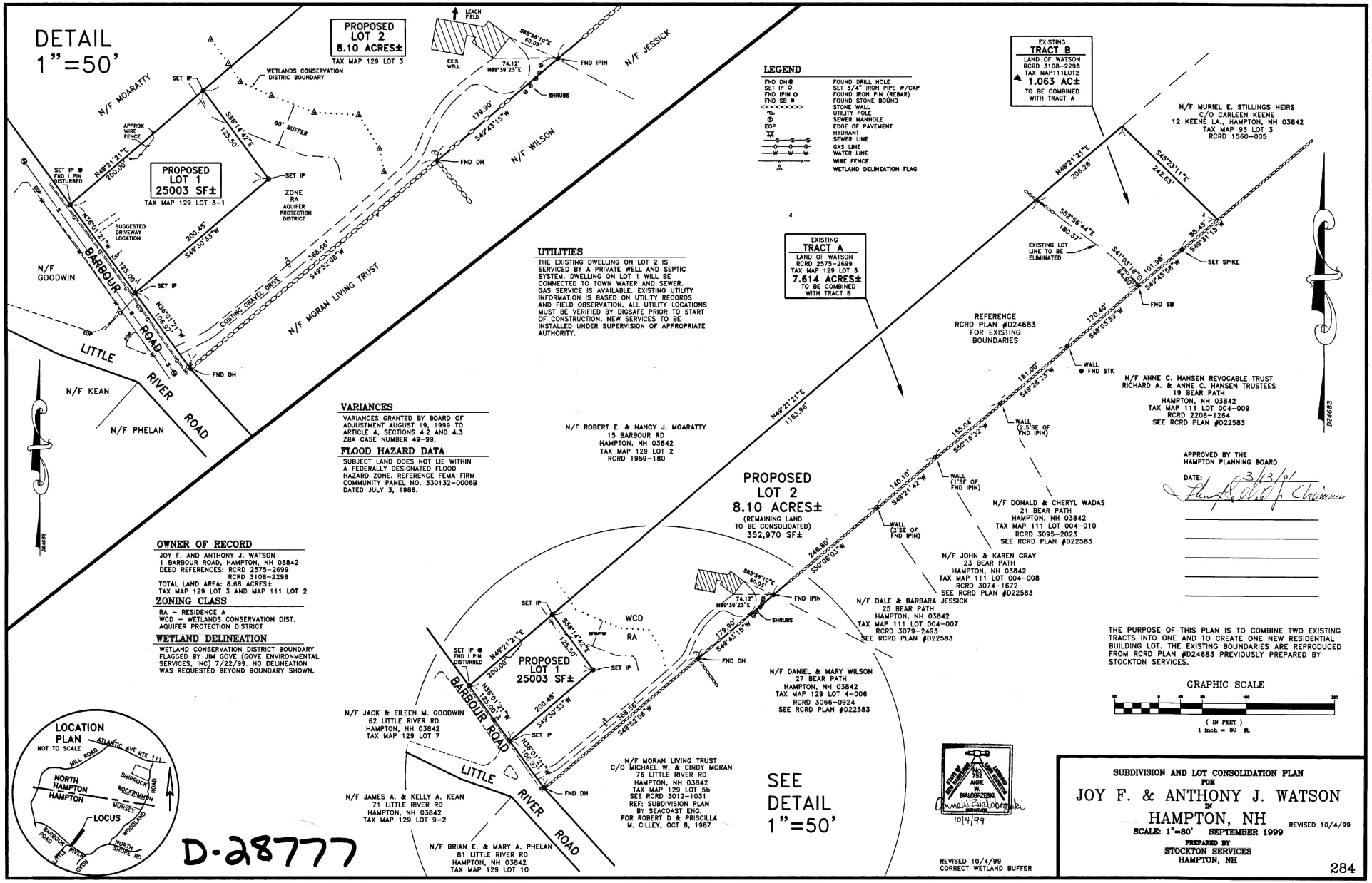
2001 MAR 15 AM 9:46 015456



LEGEND

FND DH ●	FOUND DRILL HOLE
SET IP ○	SET 3/4" IRON PIPE W/CAP
FND IPIN ○	FOUND IRON PIN (REBAR)
FND SB ■	FOUND STONE BOUND
	STONE WALL
	UTILITY POLE
	SEWER MANHOLE
EOP	EDGE OF PAVEMENT
	HYDRANT
S S S	SEWER LINE
G G G	GAS LINE
W W W	WATER LINE
x x	WIRE FENCE
	WETLAND DELINEATION FLAG

UTILITIES

THE EXISTING DWELLING ON LOT 2 IS SERVICED BY A PRIVATE WELL AND SEPTIC SYSTEM. DWELLING ON LOT 1 WILL BE CONNECTED TO TOWN WATER AND SEWER. GAS SERVICE IS AVAILABLE. EXISTING UTILITY INFORMATION IS BASED ON UTILITY RECORDS AND FIELD OBSERVATION. ALL UTILITY LOCATIONS MUST BE VERIFIED BY DIGSAFE PRIOR TO START OF CONSTRUCTION. NEW SERVICES TO BE INSTALLED UNDER SUPERVISION OF APPROPRIATE AUTHORITY.

VARIANCES

VARIANCES GRANTED BY BOARD OF ADJUSTMENT AUGUST 19, 1999 TO ARTICLE 4, SECTIONS 4.2 AND 4.3 ZBA CASE NUMBER 49-99.

FLOOD HAZARD DATA

SUBJECT LAND DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA FIRM COMMUNITY PANEL NO. 330132-0006B DATED JULY 3, 1986.

OWNER OF RECORD

JOY F. AND ANTHONY J. WATSON
1 BARBOUR ROAD, HAMPTON, NH 03842
DEED REFERENCES: RCRD 2575-2699
RCRD 3108-2298
TOTAL LAND AREA: 8.68 ACRES±
TAX MAP 129 LOT 3 AND MAP 111 LOT 2

ZONING CLASS

RA - RESIDENCE A
WCD - WETLANDS CONSERVATION DIST.
AQUIFER PROTECTION DISTRICT

WETLAND DELINEATION

WETLAND CONSERVATION DISTRICT BOUNDARY FLAGGED BY JIM GOVE (GOVE ENVIRONMENTAL SERVICES, INC) 7/22/99. NO DELINEATION WAS REQUESTED BEYOND BOUNDARY SHOWN.

EXISTING TRACT B
LAND OF WATSON
RCRD 3108-2298
TAX MAP111LOT2
1.063 AC±
TO BE COMBINED WITH TRACT A

EXISTING TRACT A
LAND OF WATSON
RCRD 2575-2699
TAX MAP 129 LOT 3
7.614 ACRES±
TO BE COMBINED WITH TRACT B

N/F MURIEL E. STILLINGS HEIRS
C/O CARLEEN KEENE
12 KEENE LA., HAMPTON, NH 03842
TAX MAP 93 LOT 3
RCRD 1560-005

N/F ROBERT E. & NANCY J. MOARATTY
15 BARBOUR RD
HAMPTON, NH 03842
TAX MAP 129 LOT 2
RCRD 1959-180

N/F ANNE C. HANSEN REVOCABLE TRUST
RICHARD A. & ANNE C. HANSEN TRUSTEES
19 BEAR PATH
HAMPTON, NH 03842
TAX MAP 111 LOT 004-009
RCRD 2206-1264
SEE RCRD PLAN #D22583

N/F DONALD & CHERYL WADAS
21 BEAR PATH
HAMPTON, NH 03842
TAX MAP 111 LOT 004-010
RCRD 3095-2023
SEE RCRD PLAN #D22583

N/F JOHN & KAREN GRAY
23 BEAR PATH
HAMPTON, NH 03842
TAX MAP 111 LOT 004-008
RCRD 3074-1672
SEE RCRD PLAN #D22583

N/F DALE & BARBARA JESSICK
25 BEAR PATH
HAMPTON, NH 03842
TAX MAP 111 LOT 004-007
RCRD 3079-2493
SEE RCRD PLAN #D22583

N/F DANIEL & MARY WILSON
27 BEAR PATH
HAMPTON, NH 03842
TAX MAP 129 LOT 4-006
RCRD 3066-0924
SEE RCRD PLAN #D22583

N/F JACK & EILEEN M. GOODWIN
62 LITTLE RIVER RD
HAMPTON, NH 03842
TAX MAP 129 LOT 7

N/F JAMES A. & KELLY A. KEAN
71 LITTLE RIVER RD
HAMPTON, NH 03842
TAX MAP 129 LOT 9-2

N/F BRIAN E. & MARY A. PHELAN
81 LITTLE RIVER RD
HAMPTON, NH 03842
TAX MAP 129 LOT 10

N/F MORAN LIVING TRUST
C/O MICHAEL W. & CINDY MORAN
76 LITTLE RIVER RD
HAMPTON, NH 03842
TAX MAP 129 LOT 5b
SEE RCRD 3012-1031
REF: SUBDIVISION PLAN BY SEACOAST ENG. FOR ROBERT D & PRISCILLA M. CILLEY, OCT 8, 1987

REFERENCE RCRD PLAN #D24683 FOR EXISTING BOUNDARIES

EXISTING LOT LINE TO BE ELIMINATED

SET SPIKE
FND SB
WALL ● FND STK
WALL (2.5'SE OF FND IPIN)
WALL (1'SE OF FND IPIN)
WALL (2.5'SE OF FND IPIN)

N49°21'21"E 1163.96'
S52°58'44"E 180.37'
S41°03'18"E 101.98'
S49°45'58"W 85.45'
S49°31'15"W 242.83'
N49°21'21"E 206.26'
S49°03'39"W 170.40'
S49°28'23"W 161.00'
S50°18'32"W 155.04'
S49°21'42"W 140.10'
S50°06'03"W 246.60'

PROPOSED LOT 2
8.10 ACRES±
(REMAINING LAND TO BE CONSOLIDATED)
352,970 SF±

APPROVED BY THE HAMPTON PLANNING BOARD
DATE: 3/3/01
Chairman

THE PURPOSE OF THIS PLAN IS TO COMBINE TWO EXISTING TRACTS INTO ONE AND TO CREATE ONE NEW RESIDENTIAL BUILDING LOT. THE EXISTING BOUNDARIES ARE REPRODUCED FROM RCRD PLAN #D24683 PREVIOUSLY PREPARED BY STOCKTON SERVICES.

GRAPHIC SCALE
60 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

D-28777

SEE DETAIL 1"=50'

ANNE M. BIALOBRZESKI
NEW HAMPSHIRE
10/4/99

REVISED 10/4/99
CORRECT WETLAND BUFFER

SUBDIVISION AND LOT CONSOLIDATION PLAN
FOR
JOY F. & ANTHONY J. WATSON
IN
HAMPTON, NH
REVISED 10/4/99
SCALE: 1"=80' SEPTEMBER 1999
PREPARED BY
STOCKTON SERVICES
HAMPTON, NH

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